

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Jeffrey A. Lester, Esq. (JAL 7113)  
BRAVERMAN & LESTER  
374 Main Street  
Hackensack, New Jersey 07601  
(201) 487-5544  
Attorney for Trustee

Case No. 19-21152 SLM

Chapter 7

In Re:

Joseph Episcopo & Sons, Inc.  
  
Debtor.

Judge: Hon. Stacey L. Meisel

TRUSTEE'S REPORT OF SALE

DATE OF SALE: October 10, 2019

TYPE OF SALE: Private Sale on Notice to Creditors and Parties in Interest

PROPERTY SOLD: Office furniture and equipment, tools, vehicles and construction equipment of Debtor as set forth on attached report submitted by appraiser.

PURCHASERS: Champion Construction and Demolition, Inc.

PRICE: \$217,500.00 adjusted to \$216,100.00 based upon changes to condition of property post appraisal.

TRUSTEE'S ESTIMATED COMMISSION: \$13,000.00 and subject to Court approval.

TRUSTEE'S ATTORNEY'S ESTIMATED FEES: \$ \$30,300 as of 10/15/19 and subject to Court approval.

LIENS PAID FROM SALE: \$124,626.32

ANTICIPATED NET TO ESTATE: \$83,000.00

BANK WHERE NET TO ESTATE IS INVESTED: Unite Bank

AMOUNT DISBURSED TO DATE/RETAINED BY TRUSTEE: \$134,863.32/\$81,236.68

Dated: October 23 , 2019

/s/ Jeffrey A. Lester

Jeffrey A. Lester, Trustee

| QTY. | DESCRIPTION | FORCED<br>LIQUIDATION VALUE |
|------|-------------|-----------------------------|
|------|-------------|-----------------------------|

**Office Area**

- |   |  |  |
|---|--|--|
| 1 | Contents consisting of:<br>3- single pedestal formica desks, 23 1/2" x 60"<br>w/ side return/bookcase<br>1- double pedestal formica desk, 23 1/2" x 60"<br>1- 2 drawer metal file cabinet<br>4- metal upholstered swivel arm chairs w/ mesh back<br>1- metal upholstered swivel arm chair<br>1- metal upholstered stool w/ mesh back.<br>1- custom wood layout table, 27" x 85 1/2" long<br>1- plastic folding table<br>1- portable formica top metal stand, 20 1/2" x 26 1/2"<br>1- tower fan |  |
|---|--|--|

**Office**

- |   |  |  |
|---|--|--|
| 1 | Contents consisting of:<br>1- 5 drawer metal lateral file cabinet<br>1- 4 drawer metal lateral file cabinet<br>1- Staples 15 sheet paper shredder<br>1- custom 2 station irregular shape wood top work area<br>w/ 2- 3 drawer pedestals<br>1- 2 drawer metal lateral file cabinet<br>2- assorted metal upholstered swivel arm chairs |  |
| 1 | Group of computer equipment consisting of:<br>1- Dell PowerEdge T110 II server<br>1- Dell OptiPlex 7010 computer, Core i5<br>w/ Dell LCD monitor<br>1- Dell XPS8700 computer, Core i5<br>w/ 1- LG L1720P LCD monitor<br>1- Dell LCD monitor<br>1- Dell Inspiron 580 computer, Core i3<br>w/ Acer LCD monitor                         |  |

Cont...

- 1- Acer Aspire ATC-605-UBH computer, Core i5 (not connected)  
w/ Samsung LCD monitor
- 1- Dell Vostro 470 computer, Core i5 w/ Dell LCD monitor
- 1- H.P. OfficeJet Pro 8600 All-In-One
- 1- Canon Image Formula CR-50 check scanner
- 1- Microsoft tablet
- 1- Verizon tablet
- 1- Netgear AC1750 WiFi router
- 1- D-Link DGS-1210-48 switch
- 1- Brother IntelliFax 2840 facsimile machine

#### **Store Room**

- 1 Contents consisting of:
  - 1- 4 drawer metal file cabinet
  - 2- folding chairs
  - 1- Kenmore canister vacuum
  - 1- Kenmore single door office refrigerator
  - 1- Black & Decker toaster oven
  - 1- Kenmore microwave oven
  - 1- Keurig coffee maker
  - 1- Staples 26530 laminator
  - 1- double pedestal formica desk (poor condition)

| QTY.               | DESCRIPTION   | FORCED<br>LIQUIDATION VALUE |
|--------------------|---|-----------------------------|
| <b>Home Office</b> |   |                             |
| 1                  | Contents consisting of:<br>1- double pedestal formica desk<br>1- single pedestal wood desk<br>w/ glass top<br>w/ side return<br>1- wood conference table w/ glass top, 4'-0 wide x 8'-0 long<br>6- wood upholstered arm hairs (soiled)<br>2- wood upholstered swivel arm chairs (soiled)<br>3- assorted metal upholstered swivel arm chairs<br>1- metal upholstered swivel chair<br>1- double pedestal wood desk<br>1- metal upholstered swivel armchair w/ mesh back<br>1- 2 drawer wood file cabinet<br>1- 2 section formica top work area<br>w/ 3- 3 drawer pedestals<br>2- formica top work areas, each w/ 2- pedestals |                             |
| 1                  | Group of computer equipment consisting of:<br>2- Dell OptiPlex 3020 computers, Core i5 w/ Dell LCD monitors<br>1- H.P. Color LaserJet CP4005N printer<br>1- Dell OptiPlex 7010 computer, Core i7 w/ Dell LCD monitor<br>1- H.P. Color LaserJet 3600N printer<br>1- H.P. Color LaserJet CP2025 printer<br>1- H.P. LaserJet Pro 400 Color MFP M475DN All-In-One<br>1- H.P. LaserJet 1018 printer<br>1- Dell Inspiron 620 computer w/ Dell LCD monitor<br>1- H.P. LaserJet Pro 400 Color M451DN printer<br>1- Dell Studio XPS8100 computer w/ Dell LCD monitor   |                             |

Garage Document Page 5 of 14

- 1 Group of assorted hand tools and equipment consisting of:
  - 1- 100 gallon LPG tank (filled)
  - 1- oxygen/acetylene outfit w/ hose, torch, gauges and cart
  - 1- Amana model AP077R room air conditioner, 7000 BTU/hr
  - 1- LG model LP0817WSR room air conditioner, 8000 BTU/hr
  - 1- GE ADEL70LWQ1 dehumidifier
  - 2- Target portable tile saws
  - 1- portable 2 tier metal cart
  - 3- Wobble lights
  - 1- Lincoln model 93657 hydraulic floor jack, 4 ton
  - 1- Delta model 36-816 tilting arbor table saw, s/n 98J57265 w/ adjustable fence
  - 1- North Star portable pressure washer w/ Honda GX340, 11.0 H.P. gas engine (missing hose, unit poor condition)
  - 1- Master Kerosene heater, 115,000 BTU
  - 1- Ryobi 10" bench drill press
  - 1- Roughneck air-operated waste oil drainer
  - 1- Triangle model SPL4223 heat buster fan
  - 1- Powermate gas powered portable generator, 5000 watt (marked out of service)
  - 1- transmission jack (old, poor condition)
  - 1- Rol-Air portable air compressor w/ Honda GX160 5.5 H.P. gasoline engine
  - 1- MMD/NAC NGK-4300H gas powered generator, 3800 watt w/ Honda gasoline engine
  - 1- Jet model JWBS-14CS vertical band saw (708705) s/n 120113460, 14" throat
  - 1- Grizzly model G1140, 6" x 80" edge sander (2006)
  - 3- assorted surveyors tri-pods
  - 7- assorted wood dollies
  - 4- Task Tools quick support rods
  - 1- lot of electrical extension cords
  - 10- assorted doors and windows (returned from jobs)
  - 1- Jet model DC-1200 dust collector (708622), 2.0 H.P.
  - 1- MK tile saw
  - 1- Ridgid tile saw
  - 1- Bench top vertical band saw
  - 1- shop vacuum
  - 2- Kreg kits
  - 1- Grip 16 pc. Hole saw kit
  - 1- Husky (793334) model H4830GSG paint gun kit
  - 5- cases containing assorted router bits
  - 1- Bostitch model N66C siding nailer w/ case
  - 1- Senco A250FN finish nailer

Cont...

- 1- Porter Cable NS100A 1/4" narrow crown stapler w/ case
  - 1- Bostitch Mini Palm impact nailer w/ case
  - 1- Makita 3901 joiner w/ case
  - 1- Porter Cable 126 heavy duty Porta-Plane w/ case
  - 1- Porter Cable 7301 HD power unit w/ case
  - 1- Porter Cable 444VS profile sander
  - 1- DeWalt DW433 3" x 21" VS belt sander w/ case
  - 1- Arrow ET200 electric brad nail gun
  - 1- Central Pneumatic 90399 floor stapler
  - 1- Bostitch M III floor stapler
  - 1- Flex LW1503 wet polisher w/ case
  - 1- Skil 77, 7 1/4" worm drive saw
  - 1- Bosch 1590EVS jigsaw w/ case
  - 1- Bosch 1278VS belt sander w/ case
  - 1- RotoZip spiral saw SCS01 w/ case
  - 1- Makita GV5000, 5" disc sander
  - 1- Wagner heat gun
  - 1- Porter Cable 557 plate joiner
  - 1- Ryobi AG402, 4 1/2" angle grinder
  - 1- DeWalt DW254 VSR deck screwdriver
  - 1- Bosch 1506, 14 gauge Unishear
  - 1- DeWalt DW411 palm grip sander
  - 1- Makita 9218PB, 7" sanding disc
  - 1- Kett K-200 power shear, 18 gauge
  - 1- Porter Cable 6902 router motor w/ 1001-T2 base
  - 1- Milwaukee 5615-29 router
  - 1- Milwaukee angle drill
  - 1- Milwaukee 6151 angle grinder
  - 1- Delta 8" bench drill press
  - 1- lot of assorted hand tools, levels, socket wrench sets, Clamps, and etc.
  - 1- lot of assorted caulking, nails, fasteners, mortar color, Quikrete mixes, and etc.
- 1 Caterpillar model T50D LPG forklift truck  
s/n 8EB06961, 4,500 lb. capacity, 188" 3 stage lift  
w/ side shifter with cushion tires

- 1 1996 Eager Beaver model DOBART tandem axle beaver tail  
equipment trailer  
VIN 112HZN315TLO46150  
8'-0 wide x 19'-0 long, 6'-0 long beavertail  
w/ end ramps, 7'-0 long
- 1 2008 CAM Superline tandem axle equipment trailer  
VIN 5JPBU23208P021204  
80" wide x 18'-0 long w/ 4'-0 long end ramps
- 1 Bri-Mar tandem axle dump trailer  
NJ License Plate #TJT-66R  
14'-0 long, 14 cu. yard capacity w/ tarp  
Body rotted and rusted in numerous places  
Note: unit filled w/ construction debris
- 1 Bri-Mar tandem axle dump trailer  
NJ License Plate #TJT-69R  
14'-0 long, 14 cu. yard capacity w/ tarp  
Body rotted and rusted in numerous places  
Note: unit filled w/ construction debris
- 1 Bri-Mar tandem axle dump trailer (Unit #5)  
NJ License Plate #TJT-70R  
14'-0 long, 14 cu. yard capacity w/ tarp  
Body rotted and rusted in numerous places  
Note: unit filled w/ construction debris
- 1 Bri-Mar tandem axle dump trailer  
NJ License Plate #TJT-68R  
14'-0 long, 14 cu. yard capacity w/ tarp  
Body rotted and rusted in numerous places  
Note: unit filled w/ construction debris
- 1 Rectangular open top roll-off container (Unit #19) (lime green)  
30 cubic yard capacity  
Note: container loaded w/ construction debris

- 1 2008 Chevrolet Express 3500 single axle service truck  
VIN 1GBHG31CX81105387  
94,729 miles indicated on odometer  
w/ automatic transmission  
w/ 4.8L V-8 gasoline engine  
w/ Supreme Spartan 10'-8" service body  
w/ rear swing doors  
w/ aluminum ladder rack  
w/ access ladder  
w/ cloth interior  
Windshield cracked  
Driver's seat torn
  
- 1 2006 Chevrolet Express 3500 single axle service truck  
VIN 1GBJG31U661159664 (Unit #5)  
87,490 mile indicated on odometer  
w/ automatic transmission  
w/ 6.0L V-8 gasoline engine  
w/ Supreme Spartan 10'-8" service body  
w/ rear swing doors  
w/ aluminum ladder rack  
w/ access ladder  
w/ vinyl interior  
Winshield scratched
  
- 1 2008 Chevrolet Colorado 4 door extended cab pick-up truck  
VIN 1GCDT299588211732 (Unit #15)  
150,168 miles indicated on odometer  
w/ automatic transmission  
w/ 2.9L 4 cylinder gasoline engine  
w/ 4 wheel drive  
w/ 6'-0 bed w/ bed liner w/ right side ladder rack  
Front bumper rotted, rusted and damaged
  
- 1 2015 Chevrolet Express 3500 single axle service truck  
VIN 1GB0G2CG3F1258634 (Unit #6)  
28,793 miles indicated on odometer  
w/ 4-speed automatic transmission  
w/ 6.0L V-8 gasoline engine  
w/ Supreme Spartan 10'-8" service body  
w/ rear swing doors  
w/ aluminum ladder rack  
w/ access ladder



- VIN 1GC5KYCG6FZ518481 (Unit #9)  
104,219 miles indicated on odometer  
w/ 6 speed automatic transmission  
w/ 6.0L V-8 gasoline engine  
w/ 4 wheel drive  
w/ tow package  
w/ 8'-0 bed w/ bed liner  
w/ System One modular aluminum ladder rack  
w/ vinyl interior, driver's seat torn
- 1 2015 Ford Transit Connect 4 door long wheelbase van  
VIN NM01S7E71F1215649  
71,924 miles indicated on odometer  
w/ 6 speed automatic transmission  
w/ 2.5L 4 cylinder gasoline engine  
w/ Prime Design AluRack aluminum roof rack  
w/ rear jump seat  
w/ section of metal rack
- 1 2013 Nissan Xterra 4 door SUV  
VIN 5N1AN0NW1DN826301 (Unit #16)  
58,419 miles indicated on odometer  
w/ 5 speed automatic transmission  
w/ 4.0L V6 gasoline engine  
w/ 4 wheel drive  
w/ roof rack  
w/ running boards  
w/ alloy wheels  
Body damage to right front hood and head light
- 1 2013 Chevrolet Silverado 1500 LTZ, 4 door crew cab pick-up  
truck, VIN 3GCPKTE7XDG239153  
156,766 miles indicated on odometer  
w/ 6 speed automatic transmission  
w/ 5.3L V8 Flex Fuel gasoline engine  
w/ 4 wheel drive  
w/ navigation system  
w/ backup camera  
w/ moon roof  
w/ dual power leather heated seats  
w/ bed liner  
w/ tow package  
Minor dent right front fender

- 1- Tapco Pro III Port-O-Roller siding brake, 18'-0" long
  - 1- Tapco Max-II XL siding brake, 10'-6" long
  - 5- 24'-0 sections of Alum-A-Pole each w/ aluminum pump jack
  - 2- ladder jacks
  - 1- 16'-0 aluminum extension ladder
  - 1- 28'-0 aluminum extension ladder
  - 1- 24'-0 aluminum extension ladder
  - 3- assorted aluminum ladders, 12'-0 & 15'-0
  - 2- Bull Ladders aluminum planks, 12" wide x 28'-0 long
  - 1- aluminum plank, 18" wide x 28'-0 long
- 1 Wacker Neuson GP5600A portable generator (0620382)  
s/n 5904182 with wheel kit

## EQUIPMENT, VEHICLES &amp; TRAILERS

| QTY. | DESCRIPTION  | FORCED<br>LIQUIDATION VALUE |
|------|--|-----------------------------|
| 1    | 2015 Kenworth model T370 single axle dump truck<br>VIN 2NKHFM5HXFM468135<br>50,825 miles indicated on odometer<br>w/ Allison automatic transmission<br>w/ Paccar PX-7, L6, 6.7L diesel engine<br>w/ custom aluminum back pack behind the cab box<br>36" wide x 48" high<br>w/ 2- custom aluminum underbody boxes<br>Each 36" wide x 24" high<br>w/ 10'-0 aluminum dump body<br>w/ aluminum wheels<br>w/ tow package<br>Note: dump body filled with construction debris |                             |
| 1    | 2002 Ford F-750 Super Duty single axle dump truck<br>VIN 3FDXF75R22MA02390 (Unit #4)<br>76,791 miles indicated on odometer<br>w/ 7 speed manual transmission<br>w/ Caterpillar 3126 L6, 7.2L, 250 H.P. diesel engine<br>w/ 10'-0 steel dump body w/ left side underbody box<br>w/ electric tarp system<br>Right front fender damaged, interior of cab poor condition<br>Note: dump body filled with construction debris  |                             |
| 1    | Caterpillar model 420DIT 4x4 loader backhoe<br>s/n CAT0420DCBLN11182 (2004)<br>481.5 hours indicated on meter<br>w/ EROPS<br>w/ hydraulic Q/C bucket<br>w/ front auxiliary hydraulics<br>w/ Extendahoe with bucket<br>w/ fork attachment<br>Missing left side door window<br>Front windshield cracked  |                             |

1998 Mack KL0883 tandem axle roll-off truck  
VIN 1M2P267C9WM037427 (Unit #02)

420,927 miles indicated on odometer  
w/ Eaton Fuller manual transmission  
w/ Mack L6, 12.0L (723 CID) diesel engine  
w/ Rudco model OR-TRI roll-off hoist  
s/n HRP-6642, 60,000 lb. capacity  
w/ electric tarp system  
w/ 2- right side aluminum underbody boxes  
w/ dual chrome exhausts  
w/ dual aluminum fuel tanks  
w/ aluminum wheels

- 1 Bri-Mar tandem axle dump trailer (Unit #2)  
NJ License Plate #TJT-67R  
14'-0 long, 14 cu. yard capacity  
w/ tarp body rotted and rusted in numerous places  
Note: unit filled w/ construction debris
- 1 Bri-Mar tandem axle dump trailer (Unit #6)  
14'-0 long, 14 cu. yard capacity w/ tarp  
Body rotted and rusted in numerous places  
Note: unit filled with construction debris
- 1 1976 Dorsey tandem axle 48'-0 drop frame van trailer  
VIN 121794  
Year, name and VIN not visible (obtained from company records)  
w/ rear swing doors  
2- curb side doors  
6- street side doors  
Trailer used for storage, poor condition
- 6 Rectangular open top roll-off containers  
(Unit# 10, 21, 22, 23, 20, 18) (Lime Green)  
30 cubic yard capacity  
Note: containers loaded with construction debris
- 4 Rectangular open top roll-off containers  
(Unit #12, 13, 14 & 11) (Lime Green)  
20 cubic yard capacity  
Note: containers loaded with construction debris
- 2 Rectangular open top roll-off containers  
(Unit #16 & 17) (Lime Green)  
12 cubic yard capacity  
Note: containers loaded with construction debris

2 Rectangular open top roll-off containers (green)  
30 cubic yard capacity, units are rotted around bottom seam  
Note: containers loaded with construction debris

- 1 Group of equipment located in Dorsey storage trailer and through-out yard consisting of:
  - 1- Stone model 465 PM portable mortar mixer  
s/ Briggs & Stratton 6.5 H.P. gasoline engine  
(poor condition)
  - 1- skid mounted tilting metal dumpster, ~2.0 cu. yd.
  - 1- Ridgid shop vacuum
  - 2- Roughneck FC-30GC-N, 30 gallon HD fuel caddys
  - 1- lot of moving blankets
  - 7- scaffold uprights, 5'-0 x 5'-0
  - 1- Pittsburgh model 69514, 2 ton folding engine crane
  - 1- 8'-0 wood step ladder
  - 1- lot of pallet rack cross beams
  - 1- Sun model SB-5 bench drill press (1981)
  - 1- Reimann Georger model 250G hoist, s/n 89739  
240/400 lb. capacity  
w/ Briggs & Stratton 3.5 H.P. gasoline engine
  - 1- hose reel w/ hose
  - 1- tile saw (no name visible)
  - 5- full and partial pallets of Belgium block, concrete block,  
and stone

| QTY. | DESCRIPTION  | FORCED<br>LIQUIDATION VALUE |
|------|--|-----------------------------|
| 1    | Komatsu model PC50MR-2 mini hydraulic excavator<br>s/n 7811 (2007)<br>3,186 hours indicated on meter<br>w/ EROPS<br>w/ bucket with thumb<br>w/ back file blade<br>w/ rubber tracks<br>Machine poor condition<br>Missing cab door<br>Tracks poor condition<br>Interior of cab poor condition<br>Body damage numerous places |                             |